

RECORD DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4520-19-005, FILE NO:2076-4556345, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2021)

PARCEL 1:

PARCEL 21385-000-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S. 0°06'01" W., ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, 355.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EAST BOUNDARY, 1101.63 FEET TO A POINT THAT LIES 75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N. 89°33'50" W., PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 105.00 FEET; THENCE N. 0°06'01" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 25.00 FEET; THENCE N. 89°33'50" W., PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1217.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, SAID POINT LYING 100 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE N. 0°08'23" E., ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1392.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET, SAID SOUTH RIGHT-OF-WAY LINE LYING 30 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 1; THENCE S. 89°59'42" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1207.93 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE S. 19°10'49" E., ALONG SAID RIGHT-OF-WAY LINE, 345.02 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, ASSUMED TO BEAR S. 89°59'42" E.

LESS AND EXCEPT: LAND DESCRIBED IN BOOK 5690, PAGE 909.

AND

PARCEL 21385-001-00:

THE SE 1/4 OF THE NW 1/4 AND THE SOUTH 100 FEET OF THE NE 1/4 OF THE NW 1/4; EXCEPT THE NORTH 25 FEET OF THE EAST 105 FEET THEREOF, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA.

AND

PARCEL 21387-000-00:

THE SW 1/4 OF THE NW 1/4; THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4; THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN BOOK 1002, PAGE 649 AND BOOK 1003, PAGE 1917, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

PARCEL 21418-000-00:

THE EAST HALF OF SW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN DEED BOOK 333, PAGE 14, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21382-001-00:

THAT PORTION OF BLOCK J, HOME ACRES SUBDIVISION, LYING SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, BEING IN THE N 1/2 OF THE N. 1/2 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK "D", PAGE 5 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21387-001-00:

THE SW 1/4 OF THE NW 1/4; THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4; THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, A DISTANCE OF 1294.41 FEET TO A CONCRETE MONUMENT AT THE S.E. CORNER OF THE SAID NW 1/4 OF THE NW 1/4; THENCE N.00°22'59"E., ALONG THE EAST BOUNDARY LINE OF SAID NW 1/4 OF THE NW 1/4, A DISTANCE OF 431.40 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY LINE OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE S.87°14'01"W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 1296.30 FEET TO A CONCRETE MONUMENT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE; THENCE S.00°29'23"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 348.33 FEET TO A CONCRETE MONUMENT AT THE POINT-OF-BEGINNING. SAID TRACT NO. 1 LYING AND BEING SITUATED IN MARION COUNTY, FLORIDA, AND CONTAINING 11.58 ACRES OF 504,425 SQUARE FEET, MORE OR LESS. SAID TRACT NO. 1 BEING SUBJECT TO A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT ALONG THE NORTH BOUNDARY THEREOF.

SHEET 1 OF 5

ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING
SEE SHEET 3, 4, AND 5 FOR DRAWING DETAIL

PROPERTY DATA:

OWNER: CITY OF OCALA
PARCEL ID: 21385-000-00

OWNER: CITY OF OCALA
PARCEL ID: 21418-000-00

OWNER: CITY OF OCALA
PARCEL ID: 21385-001-00

OWNER: CITY OF OCALA
PARCEL ID: 21382-001-00

OWNER: CITY OF OCALA
PARCEL ID: 21387-000-00

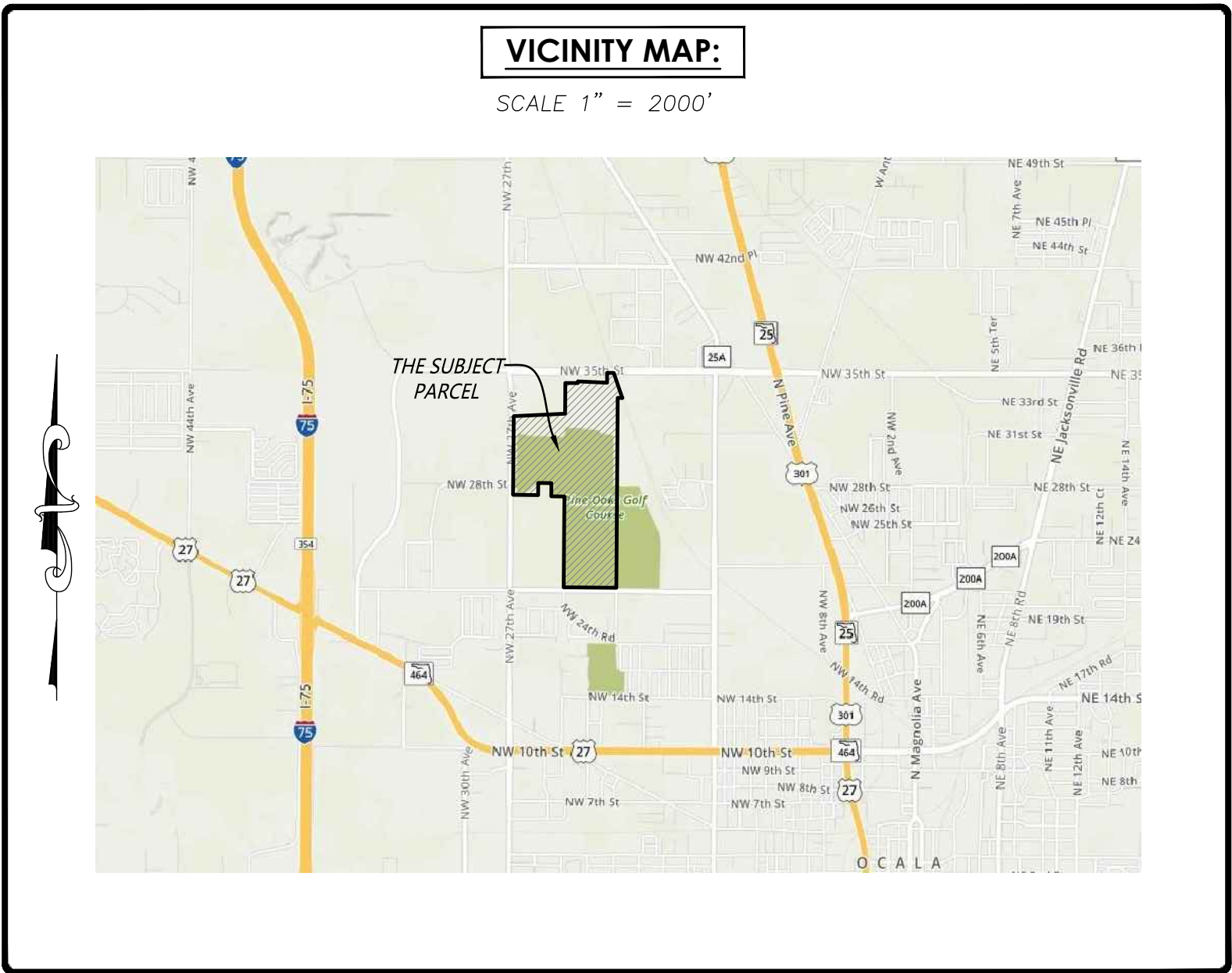
OWNER: CITY OF OCALA
PARCEL ID: 21387-001-00

LEGEND

UNLESS OTHERWISE NOTED

±	MORE OR LESS	PB	PLAT BOOK	⚡	WATER SPOIGOT
EL	ELEVATION	ORB	OFFICIAL RECORDS BOOK	⚙	IRRIGATION CONTROL VALVE
LB	LICENSED BUSINESS	PG(S)	PAGE(S)	⚙	WATER METER
NO.	NUMBER	R/W	RIGHT OF WAY	⚙	WATER VALVE
LS	LAND SURVEYOR	ESMT	EASEMENT	⚙	FIRE HYDRANT
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION	⚙	BACK FLOW PREVENTER
C	CENTERLINE	FND	FOUND	⚙	WATER WHIP
R	RADIUS	REC	RECOVERED	⚙	AIR CONDITIONER PAD
L	ARC LENGTH	CCR	CERTIFIED CORNER RECORD	⚙	GAS VALVE
Δ	DELTA (CENTRAL ANGLE)	RLS	REGISTERED LAND SURVEYOR	⚙	GAS METER
(P)	PLAT MEASURE	CM	CONCRETE MONUMENT	⚙	GAS LINE MARKER
(D)	DEED MEASURE	IRC	IRON ROD AND CAP	⚙	CONCRETE UTILITY POLE
(C)	CALCULATED MEASURE	IR	IRON ROD	⚙	METAL UTILITY POLE
(F)	FIELD MEASURE	IP	IRON PIPE	⚙	WOOD UTILITY POLE
C.D.	CHORD LENGTH	CLF	CHAIN LINK FENCE	⚙	UTILITY POLE GUY ANCHOR
C.B.	CHORD BEARING	●	FOUND 5/8" IRON ROD & CAP (AS NOTED)	⚙	LIGHT POLE
POC	POINT ON CURVE	⊙	FOUND NAIL & DISC (AS NOTED)	⚙	SPOT/GROUND LIGHT
POL	POINT ON LINE	●	SET 5/8" IRON ROD & CAP (LB 8071)	⚙	ELECTRIC TRANSFORMER
PCC	POINT OF COMPOUND CURVATURE	⊕	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	⚙	ELECTRIC VAULT
PRC	POINT OF REVERSE CURVATURE	⊕	CURB INLET GRATE	⚙	SIGN
PC	POINT OF CURVATURE	⊕	CATCH BASIN	⚙	BOLLARD
PT	POINT OF TANGENCY	⊕	STORM MANHOLE	⚙	FLAG POLE
PI	POINT OF INTERSECTION	⊕	MITERED END SECTION	⚙	MAILBOX
P.O.C.	POINT OF COMMENCEMENT	⊕	YARD DRAINAGE		
P.O.B.	POINT OF BEGINNING	⊕	SANITARY MANHOLE		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊕	SANITARY CLEANOUT		
DIP	DUCTILE IRON PIPE	⊕	SANITARY SEWER VALVE		
PVC	POLYVINYL CHLORIDE	⊕	ELECTRIC MANHOLE		
CMP	CORRUGATED METAL PIPE	⊕	ELECTRIC METER		
RCP	REINFORCED CONCRETE PIPE	⊕	ELECTRIC RISER BOX		
HDPE	HIGH DENSITY POLYETHYLENE	⊕	CABLE TELEVISION RISER BOX		
NAVD	NORTH AMERICAN VERTICAL DATUM	⊕	TELEPHONE RISER BOX		
NGVD	NATIONAL GEODETIC VERTICAL DATUM	⊕	UTILITY RISER		
		⊕	WELL		

ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4520-19-005, FILE NO:2076-4556345, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SUBJECT PARCEL:

- ITEM 9: RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSONABLE MATERIALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS RECORDED IN DEED BOOK 264, PAGE 275. AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
- ITEM 10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 127, AS REFERENCED ON DEED IN BOOK 1328, PAGE 1195 AND PARTIAL RELEASE IN BOOK 1345, PAGE 273. AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED HEREON.
- ITEM 11: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1345, PAGE 274 AND AS REFERENCED ON DEED IN BOOK 1625, PAGE 558. AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
- ITEM 12: INGRESS AND EGRESS EASEMENT GRANTED TO MATTHEW EDWARDS AND MARY EDWARDS, AS RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGE 1179. AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

NOTES:

- DATE OF FIELD SURVEY: SEPTEMBER 03, 2019
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT NUMBER: 4520-19-005, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/87.643.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- PER CLIENT REQUEST INTERIOR IMPROVEMENT WERE NOT LOCATED ONLY WITH 10 FEET FROM THE PROPERTY LINE.
- UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM N.W. 35TH STREET, N.W. 27TH AVENUE, AND N.W. 21ST STREET (ALL PUBLIC RIGHT OF WAY).
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED SURFACE EVIDENCE OF CEMETERIES OR FAMILY BURIAL SITES.
- PARCEL 1 IS CONTIGUOUS TO EACH OTHER ALONG THEIR COMMON BOUNDARIES WITHOUT GAPS, GORES OR HIATUSES BASED ON MONUMENTATION AS REFLECTED ON PROVIDED BOUNDARY SURVEY PREPARED BY THE CITY OF OCALA CITY ENGINEER'S OFFICE SURVEY DIVISION, DWG.180039616 PINE OAKS BOUNDARY, DATED MARCH 12, 2019.

PINE OAKS GOLF COURSE PROJECT

PINE OAKS GOLF COURSE, MULTIPLE PARCELS, OCALA, FL

BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4520-19-005, FILE NO:2076-4556345, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2021)

DESCRIPTION (AS SURVEYED):

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 2613.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID NORTH RIGHT WAY LINE, N.89°28'23"W., 1322.69 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E., 2289.05 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTH AND WEST BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES, 1.) N.89°12'32"W., 331.94 FEET; 2.) THENCE N.00°31'04"E., 330.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH AND WEST BOUNDARY LINE, ALONG SAID NORTH BOUNDARY LINE N.89°12'29"W., 331.33 FEET TO THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, S.00°30'06"W., 306.18 FEET TO A POINT 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SAID SECTION 1, ALONG A LINE 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, N.89°14'15"W., 632.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (HAVING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING SAID LINE BEING 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1.) N.00°33'44"E., 306.31 FEET; 2.) THENCE N.00°29'24"E., 1325.79 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; 3.) THENCE N.00°33'55"E., 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF SAID PINE OAKS INDUSTRIAL PARK THE FOLLOWING THREE (3) COURSES: 1.) N. 86°04'19"E., 10.78 FEET; 2. THENCE N.87°14'51"E., 1285.06 FEET; 3.) THENCE N.00°28'30"E., 774.61 FEET TO THE SOUTH BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 42.21 FEET; THENCE N.00°29'29"E., 42.21 FEET; THENCE N.00°29'29"E., 42.21 FEET; 3.) THENCE S.87°14'01"E., 735.74 FEET; 4.) THENCE N.00°03'42"W., 248.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 35TH STREET (HAVING A 120 FOOT RIGHT OF WAY PER ROAD BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA); THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE S.89°43'19"E., 168.79 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, S.18°52'46"E., 314.71 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 216.75 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 1432.12 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'08"W., 1,180.88 FEET TO THE NORTH RIGHT OF WAY OF N.W. 21ST STREET (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT WAY LINE, N.89°28'23"W., 80.00 FEET; THENCE N.00°25'08"E., 1,180.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF N.08°22'19"W., 232.30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 232.22 FEET TO A POINT OF TANGENCY; THENCE N.17°09'47"W., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF N.08°34'53"W., 310.37 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.53 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., 73.48 FEET; THENCE N.90°00'00"E., 80.00 FEET; THENCE S.00°00'00"E., 73.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF S.08°34'53"E., 286.49 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 287.57 FEET TO A POINT OF TANGENCY; THENCE S.17°09'47"E., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF S.08°22'19"E., 236.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.45 ACRES, MORE OR LESS.

AND

PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 524.14 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'08"W., 907.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF N.08°22'19"W., 236.75 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.76 FEET TO A POINT OF TANGENCY; THENCE N.17°09'47"W., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF N.08°34'53"W., 286.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 287.57 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., 115.69 FEET; THENCE N.25°58'29"E., 154.80 FEET; THENCE N.18°43'29"E., 39.89 FEET; THENCE S.89°34'52"E., 30.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.34 ACRES, MORE OR LESS.

FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND ZONE "AE" - AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. PER THE FLOOD INSURANCE RATE MAP NUMBERS 12083C0508E AND 12083C0508E, EFFECTIVE DATE OF APRIL 19, 2017.

SURVEYOR'S CERTIFICATION:

TO WEST OAK DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DAVID L. MACKAY ATTORNEY, P.A, FIRST AMERICAN TITLE INSURANCE COMPANY, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 10(A), 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: SEPTEMBER 03, 2019
DATE OF LAST REVISION: FEBRUARY 24, 2022

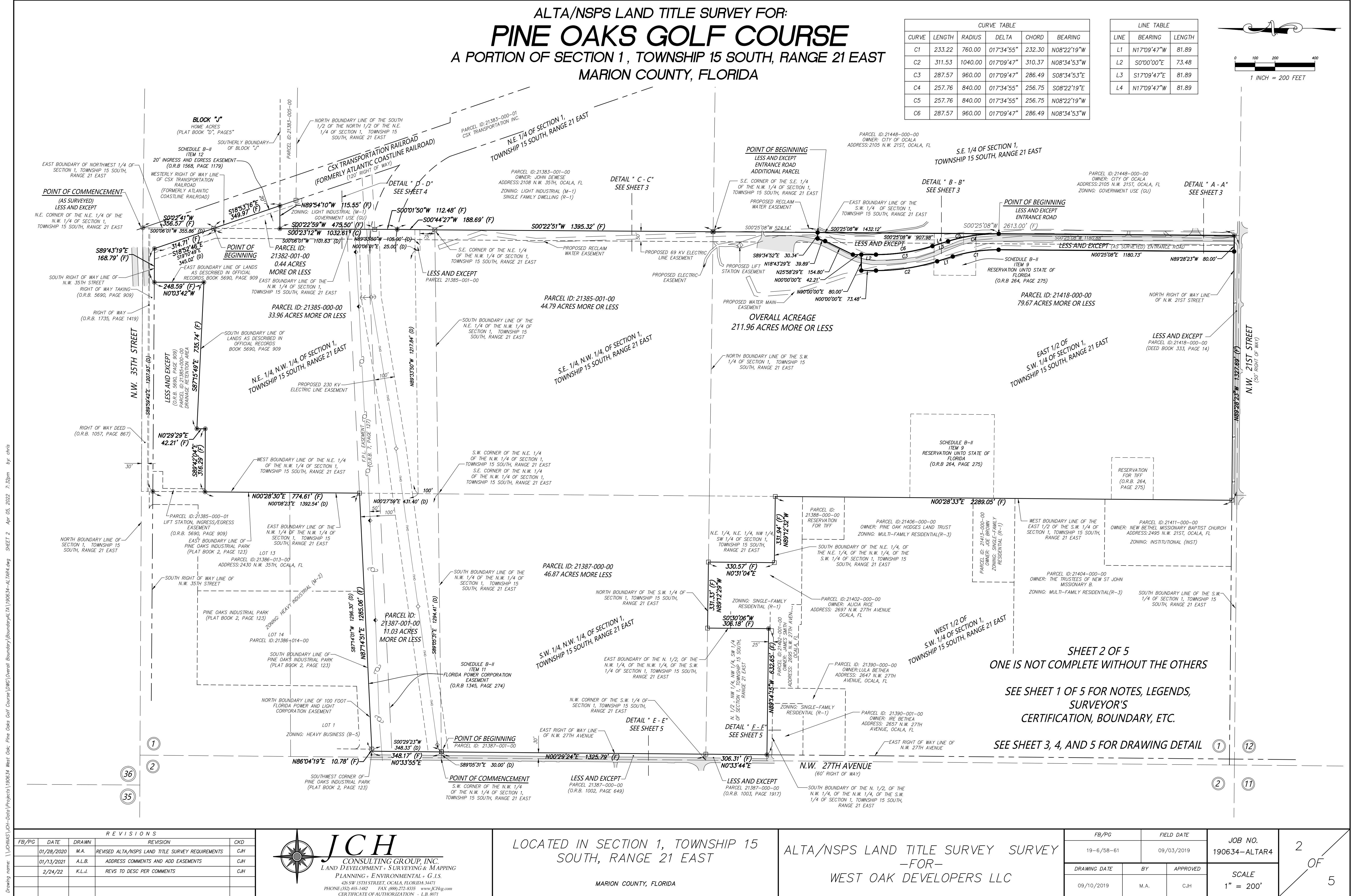
SIGNATURE DATE
CHRIS@JCHCG.COM

CHRISTOPHER J. HOWSON
REGISTRATION NO. LS 6553
IN THE STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

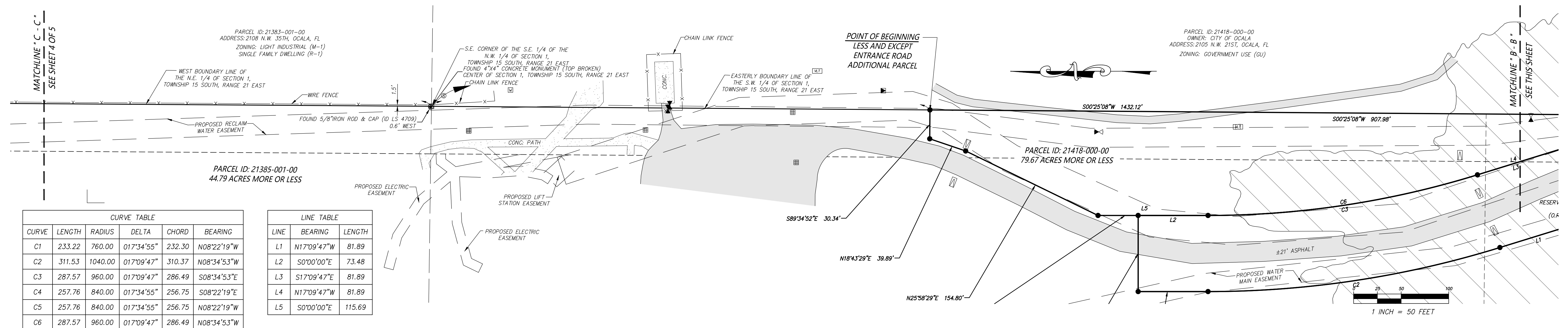
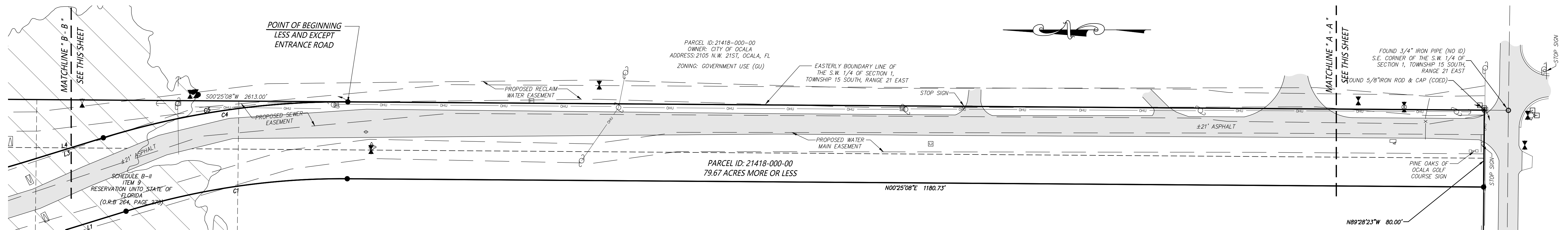
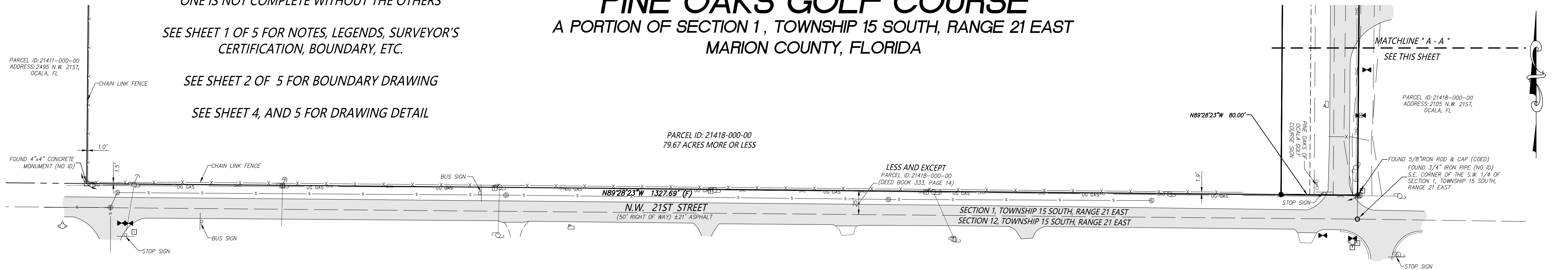
REV.	DATE	REVISIONS
4		REVS TO DESC PER COMMENTS
3.	2/24/22	NEW TITLE COMMITMENT, CONTIGUITY
2.	C.J.H. 02/16/21	ADDRESS COMMENTS AND ADD EASEMENTS
1.	A.L.B. 01/13/21	REVISED ENTRANCE ROAD LOCATION
NO.	C.J.H. 10/18/20	

Drawing name: \\JCHNAS\JCH-Data\Projects\190634 West Oak Pine Oaks Golf Course\Drawings\ALTA\190634-ALTA.dwg SHEET 2 Apr 05, 2022 7:32pm by: chis



ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
 A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

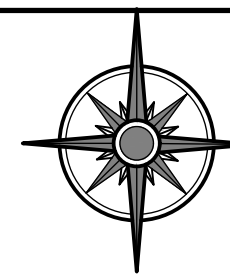
SEE SHEET 4, AND 5 FOR DRAWING DETAIL



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	233.22	760.00	017°34'55"	232.30	N08°22'19"W
C2	311.53	1040.00	017°09'47"	310.37	N08°34'53"W
C3	287.57	960.00	017°09'47"	286.49	S08°34'53"E
C4	257.76	840.00	017°34'55"	256.75	S08°22'19"E
C5	257.76	840.00	017°34'55"	256.75	N08°22'19"W
C6	287.57	960.00	017°09'47"	286.49	N08°34'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°09'47"W	81.89
L2	S0°00'00"E	73.48
L3	S17°09'47"E	81.89
L4	N17°09'47"W	81.89
L5	S0°00'00"E	115.69

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/28/2020	M.A.	REVISED ALTA/NPS LAND TITLE SURVEY REQUIREMENTS	CJH
	01/13/2021	A.L.B.	ADDRESS COMMENTS AND ADD EASEMENTS	CJH
	2/24/22	K.L.J.	REVS TO DESC PER COMMENTS	CJH



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - I.B. 8071

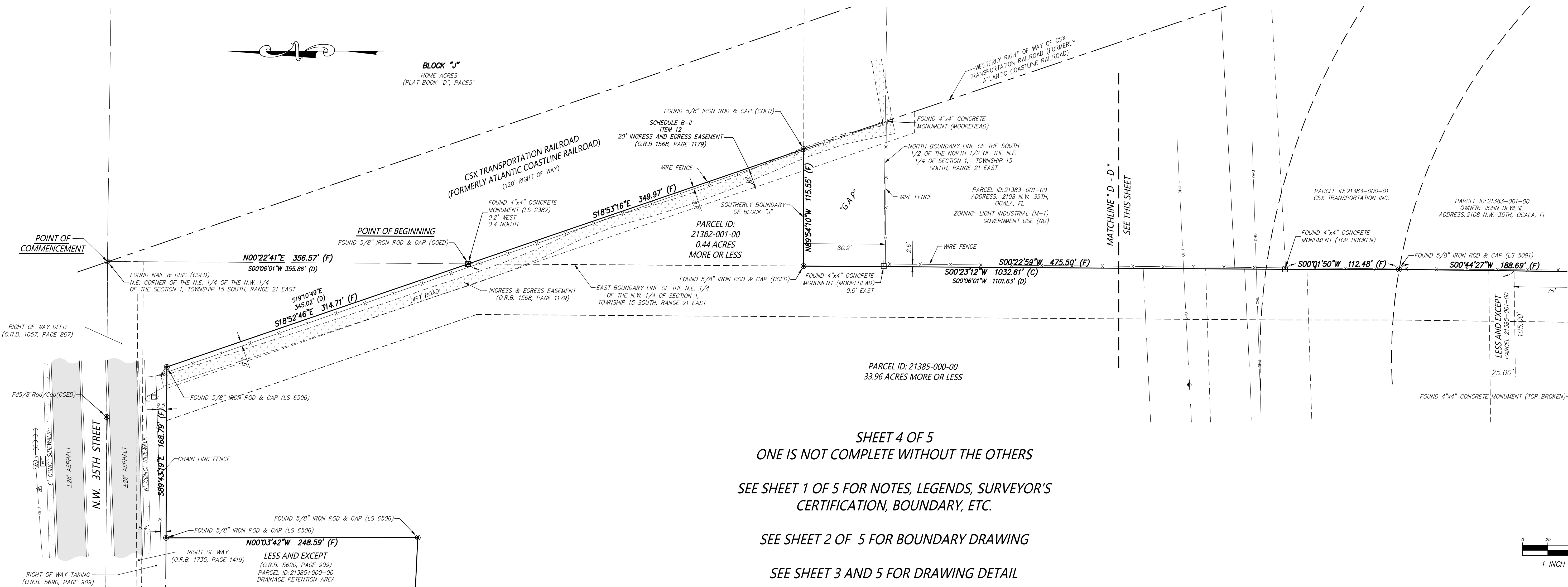
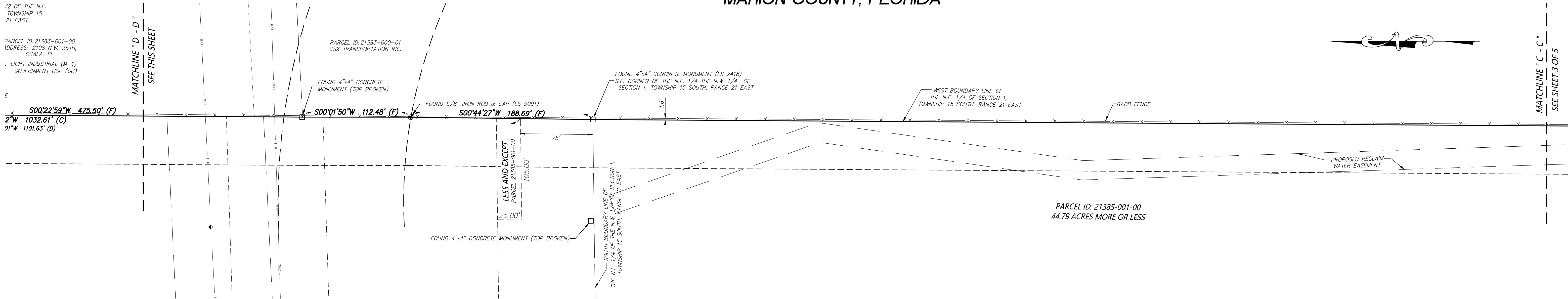
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO. 190634-ALTAR4	3 OF 5
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED	SCALE 1" = 50'		
09/10/2019	M.A.	CJH			

Drawing name: \\JOHNAS\JCH-Data\Projects\190634 West Oak; Pine Oaks Golf Course\DWG\Overall Boundary\Boundary\TA\190634-ALTAR4.dwg SHEET 3 Apr 05, 2022 7:36pm by: chris

ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 4 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR NOTES, LEGENDS, SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING

SEE SHEET 3 AND 5 FOR DRAWING DETAIL

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

Drawing name: \\JCHNAS\JCH-Data\Projects\190634 West Oak Pine Oaks Golf Course\Boundary\ALTA\190634-ALTA.dwg SHEET 4 Apr 02, 2022 9:29am by: chris

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/28/2020	M.A.	REVISED ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS	CJH
	01/13/2021	A.L.B.	ADDRESS COMMENTS AND ADD EASEMENTS	CJH
	2/24/22	K.L.J.	REVS TO DESC PER COMMENTS	CJH



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34771
PHONE (352) 465-1482 FAX (352) 272-8335 www.jchgrp.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

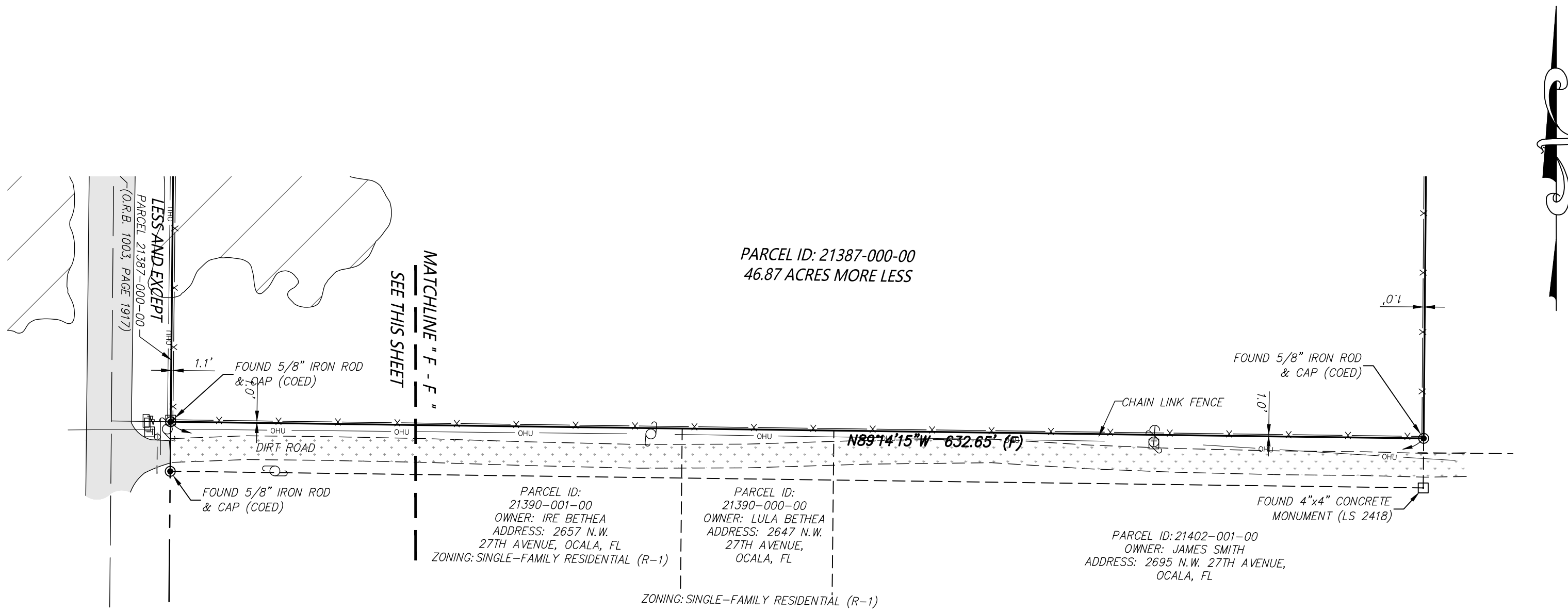
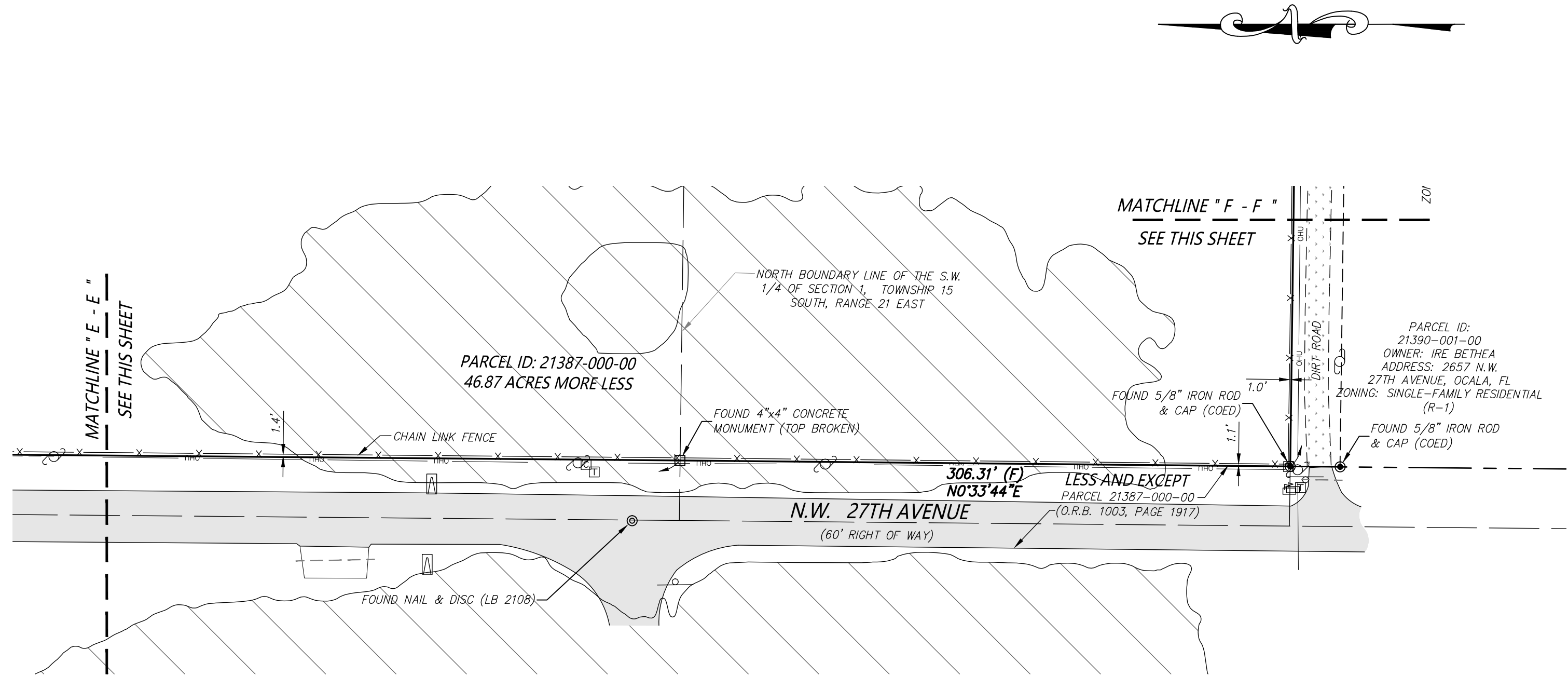
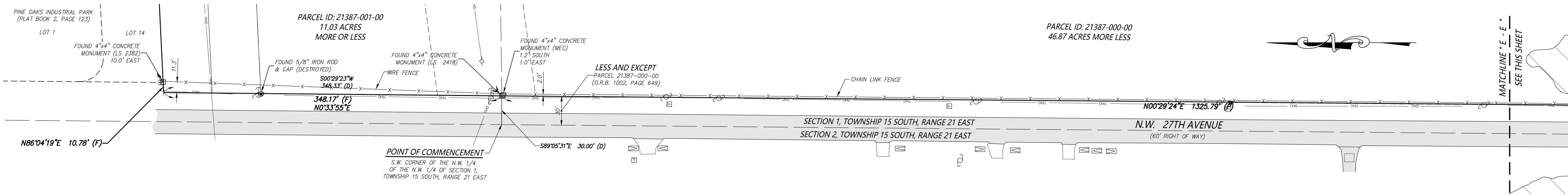
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

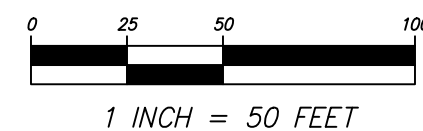
FB/PG		FIELD DATE		JOB NO. 190634-ALTAR4	4 OF 5
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED		SCALE 1" = 50'	
09/10/2019	M.A.	CJH			

Drawing name: \\JCH\NAS\JCH-Data\Projects\190634-West Oak: Pine Oaks Golf Course\DWG\Overall Boundary\Boundary\TA1\190634-ALTAR.dwg SHEET 5 Apr 02, 2022 9:29am by: chis

ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 5 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 5 FOR NOTES, LEGENDS, SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.
SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING
SEE SHEET 3 AND 4 FOR DRAWING DETAIL



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/28/2020	M.A.	REVISED ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS	CJH
	01/13/2021	A.L.B.	ADDRESS COMMENTS AND ADD EASEMENTS	CJH
	2/24/22	K.L.J.	REVS TO DESC PER COMMENTS	CJH



LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO. 190634-ALTAR4	5 OF 5
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED		SCALE 1" = 50'	
09/10/2019	M.A.	CJH			